

1 State of California) DEED.

2 County of Riverside

1035

3 FOR A VALUABLE CONSIDERATION, Robert Lee
4 Bettner & Lucy Elisa Bettner, his wife, do hereby grant to
5 the City of Riverside, a municipal corporation, of the
6 State of California, for road purposes, all that certain
7 real property situate in the County of Riverside, State
8 of California, more particularly described as follows:

9 A portion of Lot 5, Block 23, of the
10 Re-subdivision of a re-survey of a por-
11 tion of Rubidoux Heights as shown by
12 map recorded in Book 4 of Maps, page 80,
13 Records of Riverside County, California,
14 more particularly described as:

15 Commencing at a point on the Northwest-
16 erly line of said Lot 5, distant thereon
17 45.85 feet Northeasterly from the North-
18 westerly corner thereof, said point being
19 the point of beginning of the parcel of
20 land to be described; thence on a line
21 bearing South 45°08'30" East, a distance
22 of 58.03 feet to a point; thence South-
23 easterly on a direct line to a point on
24 the Northeasterly line of Buena Vista Ave-
25 nue, said point being the point of beginn-
26 ing of a curve tangent to the Northeasterly
27 line of Buena Vista Avenue, concave to the
28 North, with a radius of 12 feet, having a
29 central angle of 131°09'20" and an arc
30 length of 27.47 feet; thence Northwesterly
31 along the Northeasterly line of Buena Vista
32 Avenue to its intersection with the South-
westerly line of said Lot 5; thence North-
westerly along the Southwesterly line of
said Lot 5, a distance of 182.6 feet to a
point; thence on a direct line to a point
on the Northwesterly line of said Lot 5,
distant thereon 25.84 feet Northeasterly
from the Northwesterly corner thereof;
thence Northeasterly along the Northwesterly
line of said Lot 5 to the point of beginning.
Said parcel of land herein described is more
particularly delineated and set out on that
certain map hereto attached and made a part
of this deed.

Consideration herein less than \$100.00

IN WITNESS WHEREOF, we have hereunto set our
hands this 14th day of July, 1932.

Robert Lee Bettner Lucy Elisa Bettner

FROM OFFICE OF
EUGENE BEST
CITY ATTORNEY
RIVERSIDE, CALIFORNIA

Prescription of
P. E. Brown
City Engineer

DEED.

State of California)
(ss:
County of Riverside)

On this 14th day of July, 1932, before me,
Leonard White, a Notary Public in and for said
County of Riverside, State of California, residing therein,
duly commissioned and sworn, personally appeared Robert Lee
Bettner & Lucy Elisa Bettner, his wife, personally known to me
to be the persons described in and whose names are subscribed
to and who executed the within instrument, and acknowledged
to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my
hand and official seal at my office in Riverside, in the
said County the day and year in this certificate first above
written.

Leonard White

Notary Public in and for the
County of Riverside, State of
California.

The above instrument approved
as to form.

Eugene Best
CITY ATTORNEY, OF THE
CITY OF RIVERSIDE, CALIF.

FROM OFFICE OF
EUGENE BEST
CITY ATTORNEY
RIVERSIDE, CALIFORNIA

EB:MP

1 RESOLUTION NO. 1910 (NEW SERIES)

2 RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE
3 ACCEPTING A DEED.

4 RESOLVED; by the Council of the City of Riverside, California,
5 that deed dated July 14, 1932, executed by ROBERT LEE BETTNER and LUCY
6 ELISA BETTNER, his wife, to the CITY OF RIVERSIDE, a municipal corpora-
7 tion, of the County of Riverside, State of California, for road purposes,
8 all that certain real property situate in the County of Riverside, State
9 of California, more particularly described as follows, to-wit:

10 A portion of Lot 5, Block 23, of the Re-subdivision of a re-
11 survey of a portion of Rubidoux Heights as shown by map recorded in Book
12 4 of Maps, page 80, Records of Riverside County, California, more par-
13 ticularly described as:

14 Commencing at a point on the Northwesterly line of said Lot 5,
15 distant thereon 45.85 feet Northeasterly from the Northwesterly corner
16 thereof, said point being the point of beginning of the parcel of land
17 to be described; thence on a line bearing South 45°03'30" East, a dis-
18 tance of 58.03 feet to a point; thence Southeasterly on a direct line
19 to a point on the Northeasterly line of Buena Vista Avenue, said point
20 being the point of beginning of a curve tangent to the Northeasterly
21 line of Buena Vista Avenue, concave to the North, with a radius of 12
22 feet, having a central angle of 131°09'20" and an arc length of 27.47
23 feet; thence Northwesterly along the Northeasterly line of Buena Vista
24 Avenue to its intersection with the Southwesterly line of said Lot 5;
25 thence Northwesterly along the Southwesterly line of said Lot 5, a distance
26 of 182.6 feet to a point; thence on a direct line to a point on the North-
27 westerly line of said Lot 5, distant thereon 25.84 feet Northeasterly from
28 the Northwesterly corner thereof; thence Northeasterly along the Northwest-
29 erly line of said Lot 5 to the point of beginning, said parcel of land here-
30 in described being more particularly delineated and set out on that certain
31 map attached to and made a part of said deed,

32 be, and the same is hereby, accepted; and

BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County Re-
corder of Riverside County, California, and thereafter filed in the office
of the City Engineer of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting City
Clerk of the City of Riverside, California, hereby certify that the fore-
going resolution was duly and regularly introduced and adopted by the Coun-
cil of said City at its meeting held on the 11th day of October, 1932, by
the following vote:

Ayes: Councilmen Redman, Backstrand, Taylor, Lindsley, Pearse,
Wells and Lohrli.

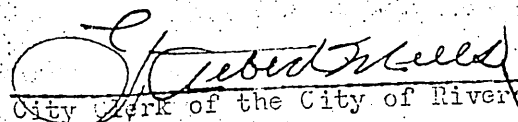
PAGE

4
3
5
I

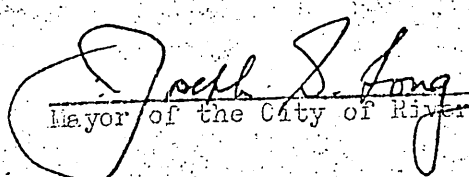
RESOLUTION NO. 1035 (1932)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

Mocs: None.
Absent: None.


City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 11th day of
October, 1932.


Mayor of the City of Riverside.

Deed.

Robert L. Bettner, et ux,

to

City of Riverside, a
municipal corporation.

Dated July 14, 1932.

26.155-1570
Return to
City Clerk
Riverside, Cal.

1035

349

RECORDED
INDEXED
L. H. Hyde

RECORDED & INDEXED

DEC 7 1932

at 30100000 824

REQUEST OF
EMERSON TITLE COMPANY

Copied in Book No. 94

Official Records, page 535

606, Vol. 10 of Riverside County

Paul J. ...

Enc. 3 Home 12 - May

EUGENE BEST

CITY ATTORNEY

OF THE

CITY OF RIVERSIDE

CALIFORNIA

J. W. COVERT
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT

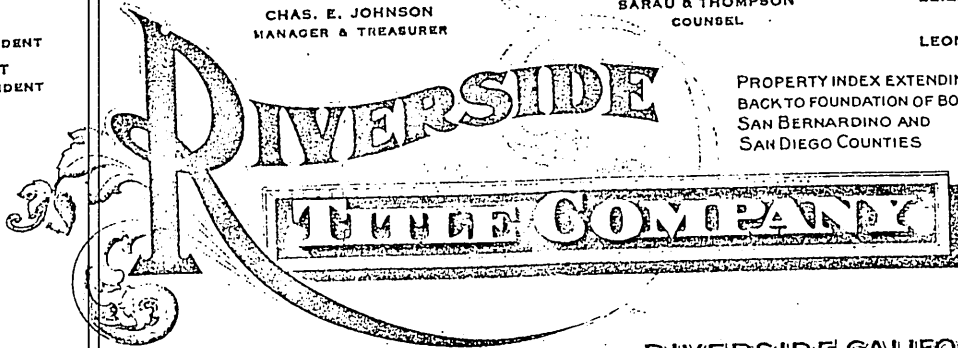
CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH S. RAINER
SECRETARY

LEONARD WHITE
ESCROW OFFICER

PROPERTY INDEX EXTENDING
BACK TO FOUNDATION OF BOTH
SAN BERNARDINO AND
SAN DIEGO COUNTIES



940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND
TITLE INSURANCE AND TRUST COMPANY
LOS ANGELES, CALIFORNIA

WILLIAM H. ALLEN, JR.
PRESIDENT

STUART O'MELVENY
FIRST VICE-PRESIDENT

O. P. CLARK
SECRETARY

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 76154

29/53

**UNLIMITED CERTIFICATE
AND
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside

After careful examination of the official records of the counties of San Bernardino and Riverside, State of California, in relation to the record title to that certain real property hereinafter described, the

RIVERSIDE TITLE COMPANY

a Corporation having its principal place of business in the City of Riverside, State of California
(herein called the Abstract Company)

hereby **Certifies** and the

TITLE INSURANCE AND TRUST COMPANY

a Corporation of Los Angeles, California, (herein called the Insurance Company)

hereby **Guarantees** in a sum not exceeding \$ 250.00 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE,
a Municipal Corporation.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1932-33.

Vol. 2/319. Assmt. No. 4668. Amount First Installment including penalty \$3.93, Second Installment \$3.56.

Except, 2nd:-

Buena Vista Improvement Assessment dated April 21, 1931 payable in connection with County and Municipal Taxes over a period of five years from date thereof.

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its successors and assigns, for the construction and maintenance and repair of canals and ditches, and other conduits of water that may be required by said Company; also the Right of Way over and through any of the lands bordering on Spring Brook for the purpose of developing the water of said Brook for pumping works and other machinery for elevating said water for domestic use, irrigation and other purposes.

Except, 4th:-

Resolution by the City of Riverside for the installation of a drain pipe of suitable size from the intersection of Rubidoux Drive and Buena Vista Avenue across all of Lot 5 hereinafter described in a Northwesterly direction to a point adjacent to the Santa Ana River beyond the boundary of the hereinafter described property as fully set out in Resolution of Common Council of the City of Riverside in Resolution of accepting Deed from Robert Lee Bettner et ux., recorded April 18, 1931 in Book 23 page 64 of Official Records of Riverside County, California.

- : D E S C R I P T I O N : -

In the City of Riverside, County of Riverside, State of California, and described as follows:-

All that portion of Lot 5 in Block 23 of Rubidoux Heights, as shown by Map on file in Book 4 page 80 of Maps, records of Riverside County, California, particularly described as follows:-

Beginning at the Northwesterly corner of said Lot 5;
Thence Northeasterly along the Northwesterly line of

said Lot 5, 25.84 feet;

Thence South 45° 08' 30" East, 60.15 feet more or less to a point on the Southwesterly line of said Lot 5;

Thence Northwesterly along the Southwesterly line of said Lot 5 to the point of beginning.

This Certificate and Guarantee are issued upon the following conditions and stipulations:

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.

2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and the corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.

3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.

4. This Certificate and Guarantee do not include examination of or report on:

- a. Adverse claims or rights not shown by such official records.
- b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
- c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
- d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
- e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
- f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
- g. The official records of the counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

IN TESTIMONY WHEREOF, The ABSTRACT COMPANY has caused this Certificate to be signed by its

President and attested by its Assistant Secretary, under its corporate seal, and countersigned by its Manager and the INSURANCE COMPANY has caused this Guarantee to be signed by its President and attested

by its Assistant Secretary, under its corporate seal this 7th day of December 1932 at 8:30 o'clock A. M.

RIVERSIDE TITLE COMPANY

By [Signature] President

Attest: [Signature] Assistant Secretary

Countersigned [Signature] Manager

TITLE INSURANCE AND TRUST COMPANY

By [Signature] President

Attest: [Signature] Assistant Secretary

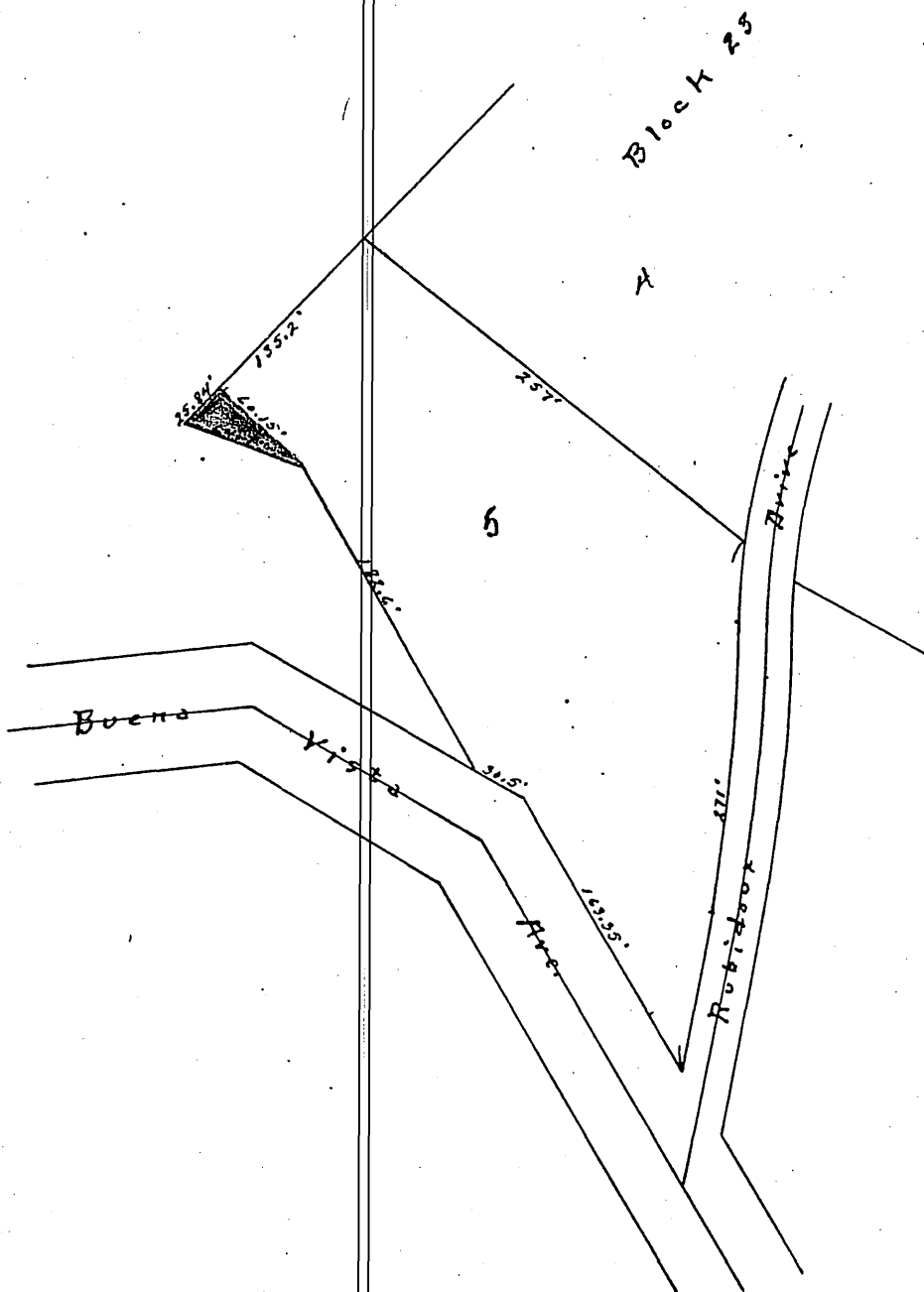
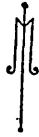


PLAT

Portion of Block 23 Rubidoux Heights.

MAP BOOK 4 PAGE 80, Riv. CO. CAL.

Scale 100 Ft. = 1 Inch



This plat is furnished for information only. It is compiled from data which we believe to be accurate, but no liability is assumed by this company as to the correctness of such data.

RIVERSIDE TITLE COMPANY

1035

NUMBER
76154

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

Por. of Lot 5 in Block
23 of Rubidoux Heights

(City of Riverside)

City of Riverside,
a Municipal Corporation

GUARANTEED

BY

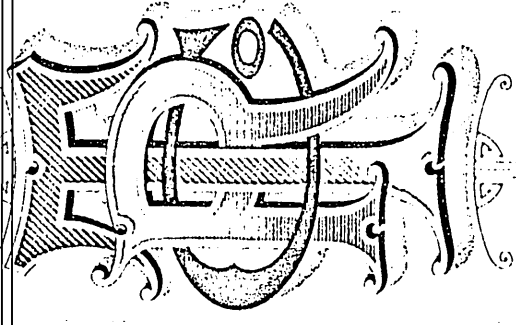
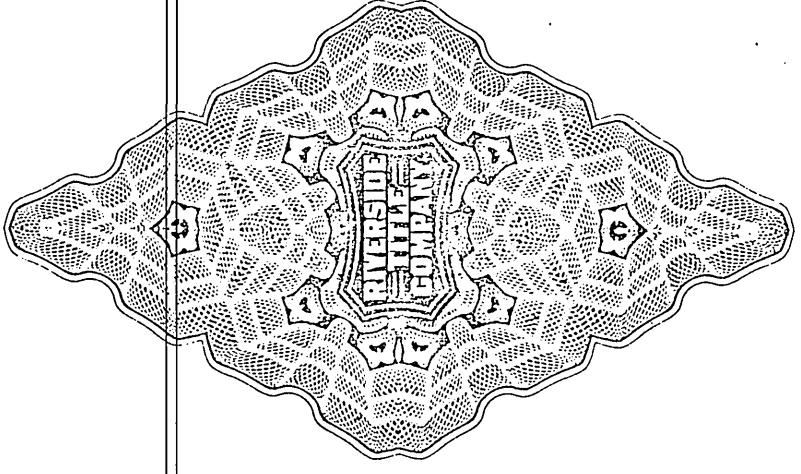
**TITLE INSURANCE
AND
TRUST COMPANY**
LOS ANGELES, CAL.

Capital and Surplus,
OVER
\$10,000,000

940 MAIN STREET

RIVERSIDE,
CAL.

CHAS. E. JOHNSON,
MANAGER.



LOT 5 BLOCK 23
OF RESERVEY OF PORTION OF
RUBIDOUX HEIGHTS

Recorded in Book 4 of Maps, Page 80.
Records of Riverside County

Scale-11=20

4-1310-03-201
R04-12
ARC-2747

DRIVE RUBIDOUX

